

Report on Open Space District No. 26 (Park Bonita)

I. Background

This report was prepared pursuant to City Council direction and in compliance with the requirements of Division 15, Part 2, Chapter 1 of the Streets and Highways Code of the State of California and the Chula Vista Municipal Code, Section 17.07.

On November 14, 1989 by Resolution 15388, the City Council approved the tentative map for Chula Vista Tract No. 90-3, Park Bonita Subdivision. The final map was approved June 5, 1991 by Resolution 16184. A condition of approval required that the open space lots created by the map be maintained by the open space district. Additionally, a condition required that the developer provide for the perpetual maintenance of the brow ditch located westerly of the subdivision. This will be accomplished through the open space district.

II. Boundaries of District

The boundary of the district corresponds to the boundary of Chula Vista Tract 90-3, Park Bonita and is shown on the Assessment Diagram on file in the Office of the City Engineer. A reduced copy, Attachment "A" is included in this report. As permitted in the Streets and Highways Code Section 22571, the details of the individual lots (lines, dimensions and bearing) to be maintained are shown in the County Assessor's Maps for the properties on file in the San Diego County Assessor's office.

III. Maintenance Items

The areas to be maintained consist of three open space lots totalling 21,032 square feet and designated as Lots A, B, and C on the Assessment Diagram. These are the highly visible areas adjacent to Bonita Road and "E" Street. The facilities and items of maintenance included within the District are as follows:

1. Maintain landscaping and irrigation system improvements within the designated open space lots and within the parkways along Bonita Road and E Street adjacent to the open space lots.
2. Maintain the theme walls located within the open space lots, including graffiti removal.
3. Maintain the brow ditch adjacent to the westerly boundary from "E" Street to the existing curb and gutter (Public Works).

The maintenance program for Open Space District No. 26 consists in general of the following:

1. Repair, removal, or replacement of all or any part to any improvement.

2. Irrigation, fertilization, trimming, and replacement of dead or diseased landscaping.
3. Weed abatement.
4. Removal of trimmings, trash and litter.
5. Removal of debris from the brow ditch (Parks and Recreation).

IV. Cost Estimate

The estimated annual cost for maintenance of Open Space Maintenance District No. 26, Park Bonita is \$5,560. This preliminary estimate is based on information obtained from the developer and has been reviewed by the open space coordinator. See attachment "B".

Since turnover is not anticipated to occur until Fiscal Year 1993/94 a \$0 assessment is applicable for Fiscal year 1992/93.

V. Assessment Schedule

The proposed district will contain 19 single family detached units. For the purpose of distributing assessments, each single family unit is equivalent to one assessment unit. The estimated annual assessment for a typical single family unit would be approximately \$300 based on present costs ($\$5,560/19 = \300).

At the July 21, 1992 meeting, the question was raised as to whether or not the theme walls were treated with an anti-graffiti coating. Staff has contacted the developer and he indicated that the walls do not have the coating. Parks and Recreation staff then met with the developer to ensure that the walls will be coated and will comply with the City's requirements on anti-graffiti coatings. Additionally, vines are to be planted along with other plant materials along the walls which will provide a deterrent to vandalism.

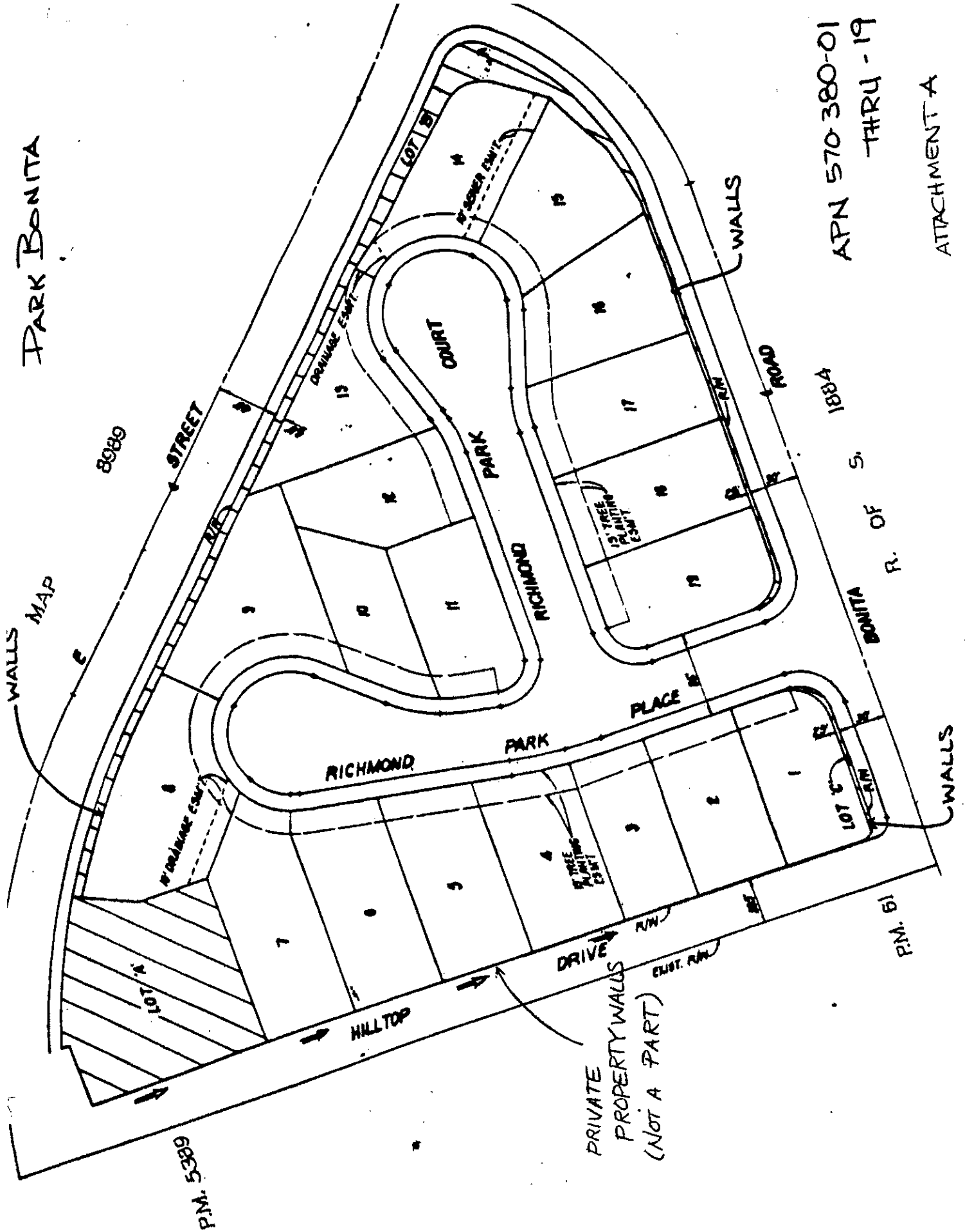
The walls along E Street and Bonita Road will be maintained through the open space district and are located within the open space lots. This maintenance includes graffiti removal. The wall along Hilltop Drive is not a part of the district and is located on private property.

FISCAL IMPACT: None. Cost of district formation is paid for by the developer through a deposit. Subsequent annual staff and administration costs will be included in the assessment.

DDS:OS-027
WPC 6104E

Attachment A - Open Space District No. 26 Diagram ✓
B - Budget Estimate ✓

PARK BONITA



APN 570-380-01
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ATTACHMENT A

SUPPLEMENTAL BUDGET REQUEST

ACTIVITY/ACTIVITY NO. TRAILS AND RECREATION OPEN SPACE		SUPL REQUEST NO. COS		SUPPLEMENTAL REQUEST ADDITION OF NEW DISTRICT OPEN SPACE DISTRICT # FOR TRAIL SOUTH SUBDIVISION		TOTAL FUNDS REQUESTED \$5560.00	
DEPT PRIORITY	EQUIP REPLACED INVENTORY NO.	POSITION DATA		GROSS COST:		REVENUE CREDIT:	
		Full Time	Part Time (FTE)	NET COST:			
Hire Date		Hire Date					
ACCT#		DESCRIPTION		PROPOSED COST		RECURRING COST	
PERSONNEL							
		SUPPLIES AND SERVICES/CAPITAL					
		5201 PROFESSIONAL SERVICES				960.00	
		5251 UTILITIES				280.00	
		5253 TRASH COLLECTION & DISPOSAL				80.00	
		5262 SERVICE TO MAINTAIN BLDG STRUCTURES & GROUNDS				1280.00	
		5291 CITY STAFF SERVICES				2780.00	
		5298 OTHER CONTRACTUAL SERVICES				70.00	
		5351 LANDSCAPE SUPPLIES				110.00	
		5362 MATERIALS TO MAINTAIN BLDG STRUCT & GROUNDS				5560.00	
		TOTAL					
		EXPLANATION REVENUE CREDIT THE ADMINISTRATION AND MAINTENANCE OF LANDSCAPE					
		MAINTENANCE DISTRICTS IS REIMBURSED BY ASSESSMENTS TO DISTRICT					
		PROPERTY OWNERS					

12-5 / 12-6